

# Eucalyptus Grove Homeowners Association

## Board of Directors Meeting

March 8, 2012

### Minutes

(Subject to Board of Director's approval)

**Board President, Craig Nicholson**, called the meeting to order at 6:05 pm. The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

#### In attendance:

Christine Hall, Treasurer  
Greg Honnold, Secretary  
Joe Mora, At Large  
Craig Nicholson, President  
Lisa Welch, Vice-President  
Ruth Gross (Grove Pool Manager),  
Ms. Lenard (representing the owner of unit 335),  
Bill Bold (Scribe),  
James Nguyen (Bartlein & Company, Inc.)

Ms. Lenard, representing her daughter, K. Schmidt, owner of unit 335, addressed the Board on the subject of a recent **gas leak** in the area of the gas meters at building 7628. A brief discussion ensued, regarding Owner/Association responsibility for gas line replacement. The Board requested the unit owner (K. Schmidt) contact the Board in writing on the issue. No action taken.

**Meeting Minutes:** The **February Board Meeting minutes** (2/09/12) were **approved** as presented.

#### Treasurer's Report:

	<b>February 2012</b>	<b>YTD</b>
Total Income	\$70,741.75	\$132,406.75
Operating Expenses	26,605.87	59,798.47
Reserve Expenditures	33,313.44	89,788.07
Total Expenditures	59,919.31	149,586.54
Transfer to Reserve	(10,588.21)	(12,588.21)
Transfer from Reserve	399.00	30,399.00
Total in Savings	\$1,376,576.46	
Total Assets	\$1,440,511.66	

James N. reported Operating Expenses are approximately 2.5% below budget. The February Treasurer's Report was unanimously **accepted** as presented.

Joe Mora (Enviroscaping) presented two **tree trimming** and cleanup proposals (\$11,100 and \$6,675) to the Board. The Board requested James N. secure a third bid for the

proposed work.

Ruth G. reported on the general status of the **pool facilities** and discussed non-association members using the pool and the acquisition of new pool furniture, with the Board.

## Old Business

The Board addressed:

- **Exercise Room:** the Board discussed repairing/removing elliptical and emergency door opening.
- **Dry rot repair:** Sea View Constr. is repairing the balcony of unit 352 (bldg. 7634).
- **Waterproofing improvements:** six buildings completed, work still in progress on four remaining buildings; several tub/shower drain leaks observed, owners notified.
- **“Common area” repair policy:** brief discussion; Craig N. presented draft for Board review; tabled.
- **Pool fence:** brief discussion concerning city and Health Dept approval process and style of fence; Ruth G. will research style options.
- **Pagoda lights:** brief discussion; Board **approved** installing one new style (from “Charlie the Electrician”) for review.
- **Sauna:** brief discussion on interior panel scorch marks, interior temperature; Lisa W. to research Health Code requirements for door and heater.

## New Business

Items addressed:

- **Meeting Rm. supplies:** brief discussion (Greg H.); Board **approved** purchase of document storage boxes and cork bulletin board.
- **Car was area:** Christine H. reported she installed a new hose for the facility
- **Communication/efficient Bd. Meetings:** brief discussion concerning limiting email communication between Bd. Members, Bd. Meeting etiquette/procedure.
- **Exterior painting:** brief discussion; bids will range \$250k - \$300k.
- **Gas leak 7628 at individual unit pipes:** unit owner is responsible to repair.
- **Recording liens:** Board **approved** filing liens unit 126 and unit 362.
- **Foreclosure:** Board **approved** initiating foreclosure on unit 209 for delinquent Association fees.

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 8:34pm.

The next Board meeting (Annual Meeting) is scheduled for **Thursday, April 12, 2012, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.**

Submitted by Bill Bold, Scribe